

Staff Report
Application #IWW/M 11066-20
5 Gordon Lane
Prepared October 5, 2020
Public Hearing: October 14, 2020

Application Request: The applicant is requesting to amend wetland map # F07 on Lot #044. The parcel is owned by Peter & Cha Sedlarcik.

Soil Scientist for Applicant: Aleksandra Moch, Soil & Wetland Scientist

Soil Scientist for Town of Westport: Jim McManus, JMM Wetland Consulting Services

Plan reviewed:

“Plot Plan Prepared for Peter Sedlarcik & Chicako Sedlarcik 5 Gordon Lane, Westport, Connecticut”, Scale: 1” = 20’, dated August 15, 2020, prepared by Leonard Surveyors LLC

Wetlands Description:

- Wetland Delineation for the Property Located at: 5 Gordon Lane Westport, Connecticut - prepared by Aleksandra Moch, Soil & Wetland Scientist dated July 18, 2020, and sketch map.

Wetland soils found on the property:

Raypol silt loam (12): This soil type is nearly level, poorly drained soil found in depressions, on plains and terraces. The soil has a seasonal high water table at a depth of 6 inches from fall until late spring. The soil dries and warms up slowly in spring. Most areas of this soil type are wooded. The seasonal high water table and rapid permeability in the substratum limit this soil for community development. Excavations in the soil area commonly filled with water, and many areas do not have drainage outlets. Quickly establishing plant cover and using siltation basins help to control erosion and sedimentation during construction. The soil is poorly suited for trees due to the high water table which restricts root growth.

Non-wetland soils were identified as:

Udorthents-Urban land complex (306): This component occurs on urban land, cut, fill, or spoil pile landforms.

Property Description and Facts Relative to the Map Amendment Application:

- The existing house was built in 1967.
- The property is 1.09 acres (47,910 sq. ft.) in size.
- The parcel is located in the Muddy Brook watershed. Muddy Brook is located approximately 625 feet to the east from the property. This property is not located within the FEMA flood zone.
- The property is **not** within the Aquifer Protection Overlay Zone.
- Property does **not** exist within the Coastal Areas Management Zone.
- The Waterway Protection Line Ordinance boundary is shown. It is established at 15’ from the wetland line located offsite.

- The flagged wetland area is **5,413 sq. ft.** as determined by the Leonard Surveyors LLC survey, dated August 15, 2020. The Town of Westport wetland area (per GIS) is **~17,829 sq. ft.** The proposed amendment represents a **reduction of ~12,416 sq. ft. of wetland area.**
- The current Town of Westport Wetland map shows adjacent areas of wetlands to the west, northeast, and south boundaries of the parcel.

Discussion:

The applicant submitted a soils report by Aleksandra Moch, dated July 18, 2020, that documents her investigation of the soils on the site. This report states there are Raypol silt loam wetlands soils identified on the site in two areas of the property. The sketch map identifies the location of the wetland soil type, where the northeast wetlands marked by flag numbers #1-#6 and the southern wetlands marked by flag numbers #7-#11.

The Town of Westport retained the services of Jim McManus, JMM Wetland Consulting Services, LLC, to review the proposed wetland boundary findings. Mr. McManus conducted an on-site investigation on September 17, 2020. His letter, dated September 29, 2020, supports the findings of Ms. Moch, and states “*no corrections and/or additions are needed.*”

With the finding of the two concurring soils scientists, staff recommends adoption of the new wetland line.